102.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	589,200 / 589,200
					USE VALUE:	589,200 / 589,200
					ASSESSED:	589,200 / 589,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NISHINAGA JOYCE
Owner 2:	
Owner 3:	
Street 1:	201 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POWERS JOSEPH M --TRS -
Owner 2:	POWERS LOUISE G -
Street 1:	201 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1304 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6436.000	160,000		429,200	589,200
Total Card	0.148	160,000		429,200	589,200
Total Parcel	0.148	160,000		429,200	589,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.84 | /Parcel: 451.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65869

GIS Ref

GIS Ref

Insp Date 08/23/18

Parcel ID 102.0-0002-0022.0

!8163!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	160,000	0	6,436.	429,200	589,200		Year end	12/23/2021
2021	101	FV	154,200	0	6,436.	429,200	583,400		Year End Roll	12/10/2020
2020	101	FV	154,200	0	6,436.	429,200	583,400	583,400	Year End Roll	12/18/2019
2019	101	FV	141,100	0	6,436.	435,300	576,400	576,400	Year End Roll	1/3/2019
2018	101	FV	141,100	0	6,436.	324,900	466,000	466,000	Year End Roll	12/20/2017
2017	101	FV	141,100	0	6,436.	294,300	435,400	435,400	Year End Roll	1/3/2017
2016	101	FV	141,100	0	6,436.	282,000	423,100	423,100	Year End	1/4/2016
2015	101	FV	140,400	0	6,436.	239,100	379,500	379,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:50:41

LAST REV

Date	Time
09/24/18	10:08:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8163

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS JOSEPH M	41751-274		1/8/2004		332,500	No	No		
	7688-460		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	65869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2007	888	Sun Room	30,000			G9	GR FY09	2 small decks

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
3/30/2009	Meas/Inspect	163	PATRIOT
4/8/2004	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/22/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6436		Sq. Ft.	Site		0	70.	0.95	5									429,156						429,200	

Total AC/HA:	0.14775	Total SF/SM:	6436	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,156	Spl Credit		Total:	429,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	231838
Depreciation:	71870
Depreciated Total:	159969

COMMENTS

22 223222 648-1039.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

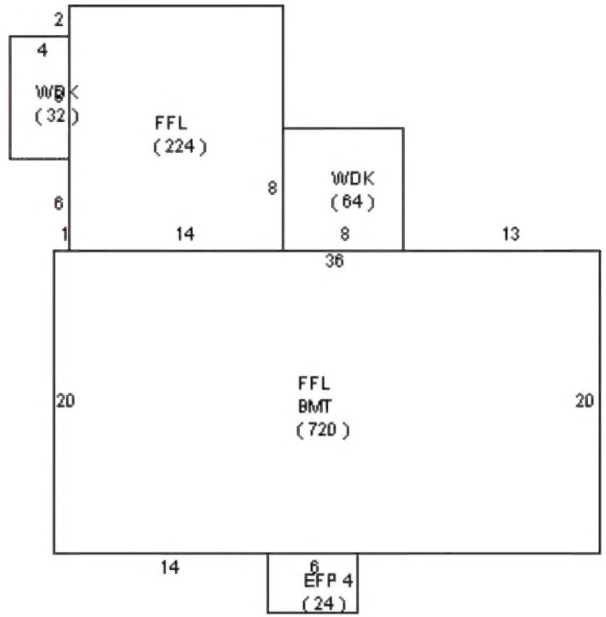
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	89.69
Final Total:	160000	Val/Su SzAd	169.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	944	134.990	127,427
BMT	Basement	720	53.660	38,633
WDK	Deck	96	16.000	1,536
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	1,784	Total:	169,338
Size Ad	944	Gross Area	1784	FinArea	1304
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

102.0-0002-0022.0

IMAGE

AssessPro Patriot Properties, Inc